



## TOWN OF HARRISON

### HARRISON PLANNING BOARD MEETING MINUTES December 4, 2024

Board Members Present: Chairman James Dayton, Vice-Chairman Scott Ramsdell, Michael Garvey, Alternate Wendy Gallant

Board Member Absent: Larry Farmer, Jennifer Vane

Staff Present: CEO Jim Fahey, Secretary Kristen MacDonald

Public Present: LRTV-Kim Reynolds, John Marston, Brandon Reilly, Ralph & Patricia Perfetto, Delmore Maxfield

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The meeting was called to order at 6 pm by Chairman Dayton and a quorum was determined.

#### 1. Old Business:

- a. Approval of the Meeting Minutes for November 13, 2024  
**James moved, Wendy 2<sup>nd</sup> to approve the minutes for November 13, 2024, as corrected (2 typos). 3 were in favor. Scott abstained because he was absent.**
  
- b. Site Plan Review Application – John Marston – 1288 Naples Rd. – Map 5 Lot 7 – Auto Storage Yard  
There is still question on whether or not this application can have two usages on it, residential and a business, because of lot size and how it will be assessed since he purchased the land next to his house. Must speak with the Assessor on if it will be billed as one lot or two to know how to vote on this.  
**Mike moved, James 2<sup>nd</sup> that the application is complete for 1288 Naples Rd. and the Board will hold a site walk and a public hearing. All were in favor.**

- c. Site Plan Review Application – John Marston – 986 Edes Falls Rd. – Map 10 Lot 6-7 – Auto Storage Yard

The deed submitted with the application for this lot is not in Marston's name. Mr. Marston will need to get a copy of the latest deed for the Board. There will be a site walk and a public hearing on this application.

**Wendy moved, Mike 2<sup>nd</sup> that the application is complete for 986 Edes Falls Rd., contingent on receiving the proper deed. All were in favor.**

## 2. New Business:

- a. Site Plan Review Application – Brandon Reilly – 67 Main St. – Map 45 Lot 190 - Sign for rental space-real estate business

Brandon is renting office space from Delmore Maxfield who has also attended this meeting. He would like to put a 3x5 solar lit sign on the property and a small sign on the building for his real estate business, Home Port Realty.

**Scott moved, Wendy 2<sup>nd</sup> that the application is complete. All were in favor. Mike moved, Scott 2<sup>nd</sup> to approve the application for a sign for 67 Main St. All were in favor.**

- b. Subdivision Application-Amendment – Ralph Perfetto Jr. – Hallworth/Rania Estates – Deer Hill Rd. – Map 54 Lot 11-2 & 11-3

The original subdivision was 3 lots and would like to make it 2 lots. It will be less non-conforming. The Board went through the final application checklist.

**James moved, Mike 2<sup>nd</sup> that the application is complete. All were in favor. James moved, Mike 2<sup>nd</sup> that application is approved, and he can move forward with the project. All were in favor.**

## 3. Additional:

Findings of Fact were drafted for Brandon Reilly and Ralph Perfetto Jr.

Scott Ramsdell stated that he has had an ongoing discussion with the Chair and Vice-Chair about the Planning Board assisting the Selectboard in a variety of end of year things that appeared on the last Selectboard meeting agenda. In particular helping with the efforts to secure the ARPA funds that will expire the end of December. There was no response from anyone. I had an additional discussion with the Chair informally at the Food Bank last week and was told that they have it covered. They allocated money to the crossing lights, the voting system and the cell towers, which has been an ongoing issue here for years and also securing GPCOG to assist in beginning a capital plan.

I followed up saying ok since they said they had it covered, and I added in would it be possible that we help with the inventory of the Town Garage and the loads of paperwork that must be needed for receiving the funds. Wendy commented isn't that Administrations job. This isn't for the Planning Board to handle and thanks for his efforts and that trying to keep a line of communication was noble on his part. She added that their job is to implement ordinances and the comprehensive plan and

that they really need to work on the Comprehensive Plan. Wendy asked, do we have to have the Selectboard approval to work on the comprehensive plan? The Chairman stated that they have to sign off on it and the capital plan ties into it.

The Chair stated that he would be checking with the Town Manager on when they could hold workshops again - for creating a sign ordinance. Mike would like to see them work on an ordinance for affordable housing. Wendy thinks that they need a land use ordinance first.

Wendy suggested that they work on reviewing the current applications and updating them to fit different situations for example a sign permit application, instead of using the Site Plan Review application for it.

#### **4. Next Meeting:**

Site Walks for John Marston will be held by the Board on Saturday, Jan. 4<sup>th</sup> at 9:00 am for the Naples Rd. property and 9:30 am for the Edes Falls Rd. property.

Public Hearing will be during the next meeting –  
Wed., January 8, 2025, at 6:00 pm.

#### **5. Adjourn:**

**James moved, Mike 2<sup>nd</sup> to adjourn the meeting at 7:30 pm. All were in favor.**

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Chairman James Dayton

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Secretary Kristen MacDonald